

From: "Peterson, Piper" <Peterson.Piper@epa.gov>
To: "Lynch, Kira" <lynch.kira@epa.gov>
"Fleming, Sheila" <fleming.sheila@epa.gov>
"Bott, Dustan" <Bott.Dustan@epa.gov>
CC: "Yackulic, Ted" <yackulic.ted@epa.gov>
"Wever, Erin" <Wever.Erin@epa.gov>
Date: 10/13/2022 5:18:31 PM
Subject: RE: Bridge Industrial Construction Stormwater General Permit WAR311285

No it is for the remaining portion of the STF-BNSF property that was NOT sold to Bridge. Bridge will update the UECA after the development is completed (or if it is stalled out too long in the next year or so.



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(WOO), Communication, Strategic,
Ideation, Positivity;
DiSC – Di; Meyers-Briggs: ESTJ

From: Lynch, Kira <lynch.kira@epa.gov>
Sent: Thursday, October 13, 2022 4:40 PM
To: Fleming, Sheila <fleming.sheila@epa.gov>; Bott, Dustan <Bott.Dustan@epa.gov>; Peterson, Piper <Peterson.Piper@epa.gov>
Subject: FW: Bridge Industrial Construction Stormwater General Permit WAR311285

Hi Piper

The UECA that you are finalizing is for this site correct? If yes during the briefing can you update on the status of the EJ complaint. Thanks Kira

Kira Lynch, Remedial Cleanup Branch
EPA Region 10, Superfund & Emergency Management Division
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From: Chu, Rebecca <Chu.Rebecca@epa.gov>
Sent: Tuesday, May 10, 2022 7:51 AM
To: Bott, Dustan <Bott.Dustan@epa.gov>; Peterson, Piper <Peterson.Piper@epa.gov>; Lynch, Kira <lynch.kira@epa.gov>;

Molina, Alessandro <Molina.Alessandro@epa.gov>; Holsman, Marianne <Holsman.Marianne@epa.gov>; Knudsen, Laura <Knudsen.Laura@epa.gov>; Fleming, Sheila <fleming.sheila@epa.gov>; Congdon, Julie <Congdon.Julie@epa.gov>; Bitalac, Emily <Bitalac.Emily@epa.gov>

Cc: Mbabaliye, Theogene <Mbabaliye.Theogene@epa.gov>; Dunbar, Bill <dunbar.bill@epa.gov>

Subject: RE: Bridge Industrial Construction Stormwater General Permit WAR311285

Thank you Dustan!

If the letter is addressed to Ecology, and not EPA, I agree to defer to Ecology for a response.

I do not know if there will be another opportunity under the State's SEPA program to provide additional environmental review/comment on the project. That is something our team can follow up with Ecology on if that would be helpful. And we can also reach out again to the EJ program in WA. They needed an opportunity to coordinate internally on this project to get oriented on the issues and EJ concerns, so it's a good chance to see where things are at.

And please note- we're moving things around a bit to manage workload. Moving forward, Emily Bitalac will be the point person for this project (she's cover WA EJ issues). She's a project officer for grants with Front and Centered that's covering EJ work in WA & Public Health Seattle King County as they replicate the CHA model to address EJ and indoor air quality. She is also the CAA POC for the team, working with Karl Pepple on the Ports Team, etc. And she's been learning from Julie and others about all the great CIC work that is ongoing in R10.

Rebecca

From: Bott, Dustan <Bott.Dustan@epa.gov>

Sent: Monday, May 09, 2022 5:33 PM

To: Peterson, Piper <Peterson.Piper@epa.gov>; Lynch, Kira <lynch.kira@epa.gov>; Chu, Rebecca <Chu.Rebecca@epa.gov>; Molina, Alessandro <Molina.Alessandro@epa.gov>; Holsman, Marianne <Holsman.Marianne@epa.gov>; Knudsen, Laura <Knudsen.Laura@epa.gov>; Fleming, Sheila <fleming.sheila@epa.gov>; Congdon, Julie <Congdon.Julie@epa.gov>

Cc: Mbabaliye, Theogene <Mbabaliye.Theogene@epa.gov>; Dunbar, Bill <dunbar.bill@epa.gov>

Subject: RE: Bridge Industrial Construction Stormwater General Permit WAR311285

Piper and all,

This letter was addressed to Ecology and CHB takes issue with their issuance of the Construction Stormwater General Permit. I think we should sort out any concerns EPA has before a lot of back and forth on this email chain. I think it's best to start with your Ecology counterpart on the issues raised to see if and how Ecology plans to respond. EPA related questions about this are related to any disturbance of the contaminated sediments. Would this construction disturb the contaminated sediments capped on site? The letter says this project would disturb the sediments. If so, it's likely that doesn't follow the soil management plan for the site- would that be the case? Other issues related to disturbing CERCLA contamination suggest that contamination from the temporary sediment ponds could impact shallow groundwater and possible runoff from dust suppression measures need to be contained on site.

EJ is also brought up and I will defer to Rebecca and Alessandro if that merits another response from EPA.

Dustan Bott
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From: Peterson, Piper <Peterson.Piper@epa.gov>

Sent: Monday, May 9, 2022 4:43 PM

To: Lynch, Kira <lynch.kira@epa.gov>; Chu, Rebecca <Chu.Rebecca@epa.gov>; Molina, Alessandro <Molina.Alessandro@epa.gov>; Holsman, Marianne <Holsman.Marianne@epa.gov>; Knudsen, Laura <Knudsen.Laura@epa.gov>; Bott, Dustan <Bott.Dustan@epa.gov>; Fleming, Sheila <fleming.sheila@epa.gov>; Congdon, Julie <Congdon.Julie@epa.gov>

Cc: Mbabaliye, Theogene <Mbabaliye.Theogene@epa.gov>; Dunbar, Bill <dunbar.bill@epa.gov>

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Alessandro reached out to the EJ office at the state in the last week or so, because one of the letters received cited a new state EJ program. Essentially they said "We are busy, no staff, no time, and this program is not on-line yet." This letter is addressed to the Water Quality Program, Construction Stormwater. At EPA so far, we have looped in CERCLA, EJ, and Air. Alessandro, any other offices?

Do we have an EPA counterpart to this office/matter we should cc as well? I can reach out to Rebecca Lawson to see who the Ecology person is to contact.

Attached are my "quick" review comments, the Soil Mgmt Plan and the 2 letters describing GW attainment of cleanup levels. The 1 remaining well that hasn't met this determination yet, is based on Ecology's requirement for PAHs, and appears to me would likely meet the cleanup standard if the PRP submitted a different, allowable, analysis for 1 well on the Pioneer Builder Supply parcel (not the one ID'd for redevelopment).

I will need to look through the Soil Mgmt Plan again for some of the specifics required, and I state in some of the attached comments that if it needs to be revised, there are measures in place to do so. Also, there is the request for additional submittals as this was prepared early in the design.

This should be a fairly straightforward response letter in my opinion. They know what stormwater construction BMPs are, and how well they work and that they require oversight in order to be sure that they are managed well. I suspect that "Agreed" could be a lot of Ecology's responses and that the items that CHB points to are addressed in the stormwater construction requirements. They haven't been concerned about the site for over 20 years. And surface water has been "infiltrating" the consolidated soils area for since the remediation ended and the soils were partially deleted in June 2004 (partial deletion is a term of art, the Site cannot be deleted until Well 12A and Tacoma Landfill meet cleanup levels). The GW at this site has met the attainment analysis and all of the monitoring wells (MW) have been decommissioned on this property; in another area at Pioneer Builders property there is 1 remaining MW. In addition, there is a comment about concern about Iron contamination at the edge of the property. Iron is not a CERCLA contaminant at this site (any site?)

Thanks,
Piper



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From: Lynch, Kira <lynch.kira@epa.gov>
Sent: Monday, May 09, 2022 3:30 PM
To: Peterson, Piper <Peterson.Piper@epa.gov>; Chu, Rebecca <Chu.Rebecca@epa.gov>; Molina, Alessandro <Molina.Alessandro@epa.gov>; Holsman, Marianne <Holsman.Marianne@epa.gov>; Knudsen, Laura <Knudsen.Laura@epa.gov>; Bott, Dustan <Bott.Dustan@epa.gov>; Fleming, Sheila <fleming.sheila@epa.gov>
Cc: Mbabaliye, Theogene <Mbabaliye.Theogene@epa.gov>; Dunbar, Bill <dunbar.bill@epa.gov>
Subject: RE: Bridge Industrial Construction Stormwater General Permit WAR311285

Hi Piper

This letter is addressed to Ecology so assuming they will provide response. We should definitely be coordinating with Ecology from the standpoint of CERCLA program controls and requirements that we will have from the CERCLA program side in regards to ensuring the existing remedy is not impacted. Kira

Kira Lynch, Remedial Cleanup Branch
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From: Peterson, Piper <Peterson.Piper@epa.gov>
Sent: Monday, May 09, 2022 3:04 PM
To: Chu, Rebecca <Chu.Rebecca@epa.gov>; Molina, Alessandro <Molina.Alessandro@epa.gov>; Holsman, Marianne <Holsman.Marianne@epa.gov>; Knudsen, Laura <Knudsen.Laura@epa.gov>; Bott, Dustan <Bott.Dustan@epa.gov>; Lynch, Kira <lynch.kira@epa.gov>; Fleming, Sheila <fleming.sheila@epa.gov>
Cc: Mbabaliye, Theogene <Mbabaliye.Theogene@epa.gov>; Dunbar, Bill <dunbar.bill@epa.gov>
Subject: FW: Bridge Industrial Construction Stormwater General Permit WAR311285

Hot off the press from CHB in Tacoma. If there is anyone else to cc please forward and cc'ing all of us so we are aware of who is in the loop.

I haven't read this yet.

I assume, but please verify, that if EPA feels a response letter is required that Becky's office will again take the lead.



Piper Peterson

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From: Erin Dilworth <edilworth@healthybay.org>

Sent: Monday, May 09, 2022 2:31 PM

To: ecyrewqianoi@ecy.wa.gov

Cc: Mbabaliye, Theogene <Mbabaliye.Theogene@epa.gov>; Peterson, Piper <Peterson.Piper@epa.gov>; Schultz, Shirley <shirley.schultz@cityoftacoma.org>; noel.tamboer@ecy.wa.gov; melinda.wilson@ecy.wa.gov

Subject: Bridge Industrial Construction Stormwater General Permit WAR311285

Thank you for providing the opportunity to review and comment on the draft Bridge Industrial Construction Stormwater General Permit WAR311285. Please find attached the comments from Communities for a Healthy Bay.

Erin Dilworth, MS | Policy & Technical Program Manager

Communities for a Healthy Bay | Tacoma, WA

253-383-2429 x3

She/Her/Hers

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